

## **NOTICE OF APPLICATION**

The City of Liberty Lake Planning & Community Development Dept. (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at the Planning & Community Development Dept. Project info is also available on the City website at [www.libertylakewa.gov/public\\_notices.asp](http://www.libertylakewa.gov/public_notices.asp). Questions may be directed to the Project Coordinator listed below.

**Proposal File #:** BSP-07-0001 **Zoning:** C-2

**Proposal:** Centennial Properties Inc. Broadway Ave. & Country Vista Dr. Preliminary BSP

**Proposal Description:** A Preliminary Binding Site Plan (BSP) to subdivide 16.54 acres into 10 parcels

**Site Address:** TBA

**General Location:** NE Corner of Broadway Ave. & Country Vista Dr.

**Owner:** Centennial Properties (Bob Smith) **Phone:** 509-227-5802

**Contact:** DCI Engineers, Inc. (Wade Gelhausen) **Phone:** 509-455-4448

**Application Date:** 8/29/07 **Determination of Completeness Issued:** 9/21/07

**Notice of Application Issued:** 10/3/07 **Comment Deadline:** 4pm, 10/17/07

**City of Liberty Lake Permits Included in Application:** Preliminary Binding Site Plan (BSP) Application to create 10 parcels. If the Preliminary BSP is approved, a Final BSP will be required to be submitted prior to lot sales or construction and City Building, Grading Permits, Approach Permits, & Right-of-Way Permits will need to be issued prior to beginning construction.

**Other Permits:** Spokane County Utilities, Consolidated Irrigation District, WA State Dept. of Ecology (DOE), and Spokane Regional Clean Air Agency permits & approvals may need to be issued prior to construction.

**Required & Existing Studies:** A SEPA Checklist has been completed.

**Environmental Review:** The Planning & Community Development Department is reviewing the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies. Probable MDNS Conditions: Participation in the Harvard Rd. Mitigation Plan (when updated) and any other impact fees, such as that for schools, parks, etc., approved by the City Council and other conditions as recommended by reviewing agencies.

**Development Regulations:** City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, and the Stormwater Management Manual are the primary City regulations applicable to the site.

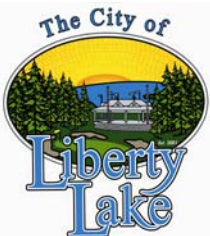
**Consistency:** In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

**Written Comments:** Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

**Public Hearing:** As a Type I Project Permit, this action **is not** subject to a future public hearing.

REVIEW AUTHORITY:

PROJECT COORDINATOR: Amanda Tainio, Senior Planner



**Planning & Community Development Department**  
22710 E. Country Vista Blvd., Liberty Lake, WA 99019  
Phone: (509) 755-6707, Fax: (509) 755-6713, [www.libertylakewa.gov](http://www.libertylakewa.gov)

Date Issued: October 3, 2007

Signature: Amanda Tainio